

52A Stewart Avenue

BO'NESS, EH51 9NL



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THE LIVING ROOM



The internal accommodation is focused on a lovely living room which boasts period coving, exposed wooden floorboards, excellent levels of natural light, and beautiful views. There is ample space for a large suite and supporting furniture which will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



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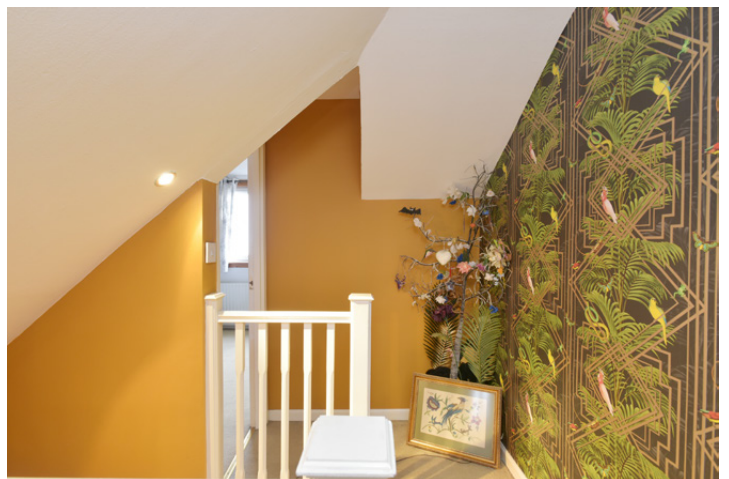
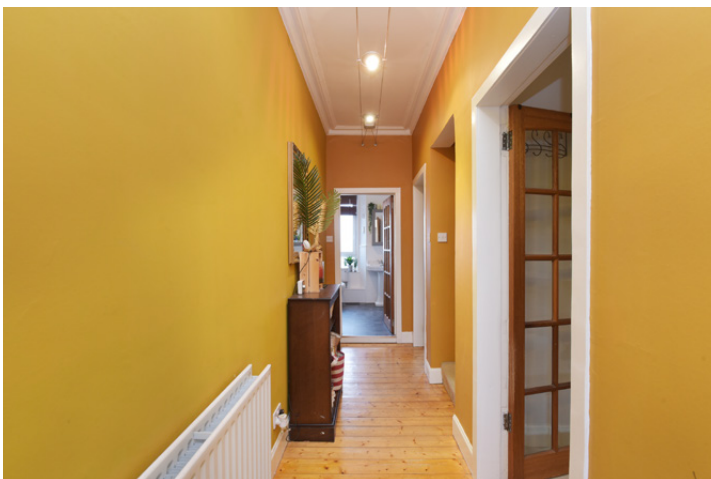


THE BATHROOM



The ground floor is completed by the bathroom which boasts natural light, partial tiling, and a white three-piece suite.

Climbing the stairs takes you to both double bedrooms. Bedroom one is front-facing, naturally bright, and boasts plenty of space for a full suite of bedroom furniture alongside an integrated wardrobe. Bedroom two is a further double bedroom which is illustrated with a day bed. This bedroom could comfortably double as a home office.



BEDROOM 1



BEDROOM 2

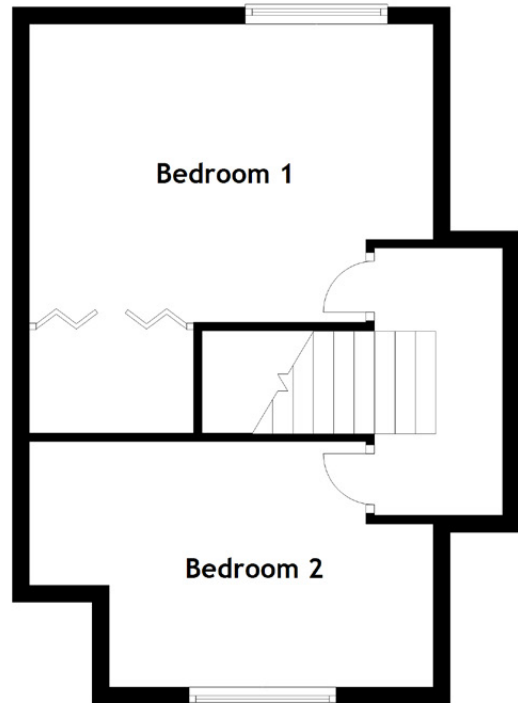
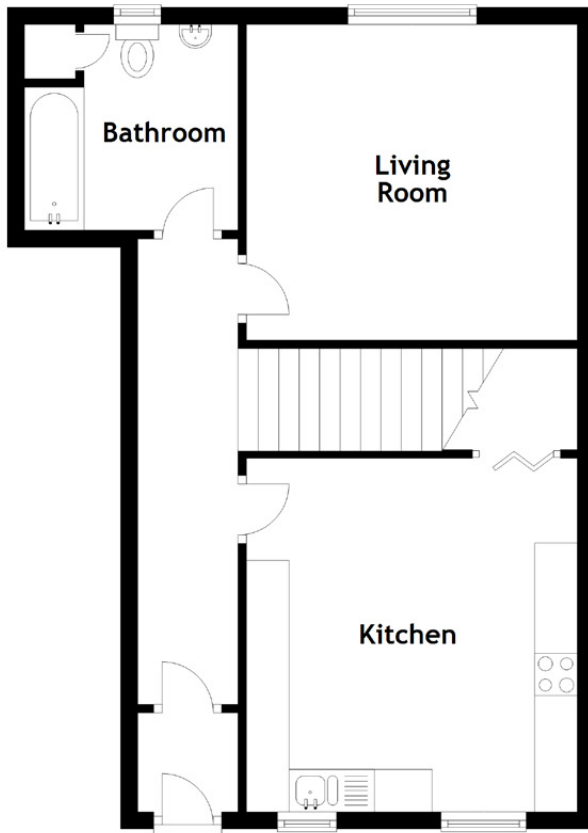


This charming flat needs to be viewed if a buyer is to fully appreciate both the condition and the excellent proportions on offer. It would make an excellent first-time buy or sound buy-to-let investment.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room 3.89m (12'9") x 3.71m (12'2")
Kitchen 4.17m (13'8") x 4.16m (13'8")

Bathroom 2.51m (8'3") x 2.42m (7'11")
Bedroom 1 4.75m (15'7") x 3.50m (11'6")
Bedroom 2 4.75m (15'7") x 2.88m (9'6")

Gross internal floor area (m²): 85m² | EPC Rating: C



THE LOCATION

Bo'ness is a small town on the southern banks of the Firth of Forth, located some 20 miles from Edinburgh and offers a wide range of shopping and leisure facilities, including Tesco and Lidl, and both primary and secondary schools. Recreational pursuits include golf, fishing, and many attractive walks via large open greenland at the seafront, Kinneil Estate, and access to The John Muir Way.





The popular Recreation Centre offers a swimming pool, squash, and badminton courts, a gym, and Astro-turf pitches. The town also boasts its own Steam Railway, historic renovated Hippodrome Cinema, the famous Bo'ness Fair Day, and the recently re-established historic Bo'ness Hillclimb. Linlithgow Train Station is approximately 2.5 miles away and there are regular bus services to Linlithgow, Falkirk, and Stirling. In addition, the Community Bus service provides a time-tabled and bookable return service to Edinburgh at key morning, afternoon, and early evening times.



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